

Honorable Marc Barreca

UNITED STATES BANKRUPTCY COURT  
WESTERN DISTRICT OF WASHINGTON

In re: §  
§  
LS VILLAGE TOWNHOUSES LLC § Case No. 19-13773  
§  
Debtor §

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**CHAPTER 7 TRUSTEE'S FINAL ACCOUNT AND DISTRIBUTION  
REPORT CERTIFICATION THAT THE ESTATE HAS BEEN FULLY  
ADMINISTERED AND APPLICATION TO BE DISCHARGED (TDR)**

MICHAEL P. KLEIN, chapter 7 trustee, submits this Final Account, Certification that the Estate has been Fully Administered and Application to be Discharged.

1) All funds on hand have been distributed in accordance with the Trustee's Final Report and, if applicable, any order of the Court modifying the Final Report. The case is fully administered and all assets and funds which have come under the trustee's control in this case have been properly accounted for as provided by law. The trustee hereby requests to be discharged from further duties as a trustee.

2) A summary of assets abandoned, assets exempt, total distributions to claimants, claims discharged without payment, and expenses of administration is provided below:

Assets Abandoned: 0.00

*(Without deducting any secured claims)*

Assets Exempt: NA

Total Distributions to Claimants: 757,086.66

Claims Discharged

Without Payment: NA

Total Expenses of Administration: 117,913.34

3) Total gross receipts of \$ 875,000.00 (see **Exhibit 1**), minus funds paid to the debtor and third parties of \$ 0.00 (see **Exhibit 2**), yielded net receipts of \$ 875,000.00 from the liquidation of the property of the estate, which was distributed as follows:

	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
SECURED CLAIMS (from <b>Exhibit 3</b> )	\$ 474,682.80	\$ 604,526.24	\$ 726,158.05	\$ 726,158.05
PRIORITY CLAIMS: CHAPTER 7 ADMIN. FEES AND CHARGES (from <b>Exhibit 4</b> )	NA	117,913.34	117,913.34	117,913.34
PRIOR CHAPTER ADMIN. FEES AND CHARGES (from <b>Exhibit 5</b> )	NA	NA	NA	NA
PRIORITY UNSECURED CLAIMS (from <b>Exhibit 6</b> )	NA	NA	NA	NA
GENERAL UNSECURED CLAIMS (from <b>Exhibit 7</b> )	351,500.00	351,500.00	351,500.00	30,928.61
<b>TOTAL DISBURSEMENTS</b>	<b>\$ 826,182.80</b>	<b>\$ 1,073,939.58</b>	<b>\$ 1,195,571.39</b>	<b>\$ 875,000.00</b>

4) This case was originally filed under chapter 7 on 10/15/2019 . The case was pending for 21 months.

5) All estate bank statements, deposit slips, and canceled checks have been submitted to the United States Trustee.

6) An individual estate property record and report showing the final accounting of the assets of the estate is attached as **Exhibit 8**. The cash receipts and disbursements records for each estate bank account, showing the final accounting of the receipts and disbursements of estate funds is attached as **Exhibit 9**.

Pursuant to Fed R Bank P 5009, I hereby certify, under penalty of perjury, that the foregoing report is true and correct.

Dated: 07/19/2021 By:/s/MICHAEL P. KLEIN  
Trustee

**STATEMENT:** This Uniform Form is associated with an open bankruptcy case, therefore, Paperwork Reduction Act exemption 5 C.F.R. § 1320.4(a)(2) applies.

**EXHIBITS TO  
FINAL ACCOUNT**

**EXHIBIT 1 – GROSS RECEIPTS**

DESCRIPTION	UNIFORM TRAN. CODE <sup>1</sup>	\$ AMOUNT RECEIVED
Parcel #00562200000904	1110-000	13,730.00
Parcel 00562200000901	1110-000	347,355.00
Parcel #00562200000906	1110-000	513,915.00
<b>TOTAL GROSS RECEIPTS</b>		<b>\$ 875,000.00</b>

<sup>1</sup>The Uniform Transaction Code is an accounting code assigned by the trustee for statistical reporting purposes.

**EXHIBIT 2 – FUNDS PAID TO DEBTOR & THIRD PARTIES**

PAYEE	DESCRIPTION	UNIFORM TRAN. CODE	\$ AMOUNT PAID
NA		NA	NA
<b>TOTAL FUNDS PAID TO DEBTOR &amp; THIRD PARTIES</b>			<b>\$ 0.00</b>

**EXHIBIT 3 – SECURED CLAIMS**

CLAIM NO.	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED (from Form 6D)	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
000003	DLG INC	4110-000	340,960.00	436,770.98	514,510.06	514,510.06
000004	DLG INC	4110-000	94,533.00	122,866.44	154,913.60	154,913.60
000001	GROUP FOUR, INC.	4120-000	21,284.00	21,284.27	29,898.88	29,898.88

CLAIM NO.	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED (from Form 6D)	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
	LIENABLE UTILITIES	4120-000	NA	724.21	724.21	724.21
000002	SNOHOMISH COUNTY TREASURER	4700-000	17,905.80	22,880.34	26,111.30	26,111.30
	<b>TOTAL SECURED CLAIMS</b>		<b>\$ 474,682.80</b>	<b>\$ 604,526.24</b>	<b>\$ 726,158.05</b>	<b>\$ 726,158.05</b>

**EXHIBIT 4 – CHAPTER 7 ADMINISTRATIVE FEES and CHARGES**

PAYEE	UNIFORM TRAN. CODE	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
TRUSTEE					
COMPENSATION:MICHAEL P.					
KLEIN	2100-000	NA	47,000.00	47,000.00	47,000.00
TRUSTEE EXPENSES:MICHAEL P. KLEIN	2200-000	NA	78.90	78.90	78.90
CLOSING COSTS	2500-000	NA	1,700.00	1,700.00	1,700.00
TITLE INSURANCE	2500-000	NA	1,954.44	1,954.44	1,954.44
SNOHOMISH COUNTY	2820-000	NA	14,680.00	14,680.00	14,680.00
REALTOR FOR TRUSTEE FEES (REAL ESTATE COMMISSIONS):RE/MAX AND REAL PROPERTY ASSOCIATES	3510-000	NA	52,500.00	52,500.00	52,500.00
<b>TOTAL CHAPTER 7 ADMIN. FEES AND CHARGES</b>		<b>\$ NA</b>	<b>\$ 117,913.34</b>	<b>\$ 117,913.34</b>	<b>\$ 117,913.34</b>

EXHIBIT 5 – PRIOR CHAPTER ADMINISTRATIVE FEES and CHARGES

PAYEE	UNIFORM TRAN. CODE	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
NA	NA	NA	NA	NA	NA
<b>TOTAL PRIOR CHAPTER ADMIN. FEES AND CHARGES</b>		<b>\$ NA</b>	<b>\$ NA</b>	<b>\$ NA</b>	<b>\$ NA</b>

EXHIBIT 6 – PRIORITY UNSECURED CLAIMS

CLAIM NO.	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED (from Form 6E)	CLAIMS ASSERTED (from Proofs of Claim)	CLAIMS ALLOWED	CLAIMS PAID
NA	NA	NA	NA	NA	NA	NA
<b>TOTAL PRIORITY UNSECURED CLAIMS</b>			<b>\$ NA</b>	<b>\$ NA</b>	<b>\$ NA</b>	<b>\$ NA</b>

EXHIBIT 7 – GENERAL UNSECURED CLAIMS

CLAIM NO.	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED (from Form 6F)	CLAIMS ASSERTED (from Proofs of Claim)	CLAIMS ALLOWED	CLAIMS PAID
000006	BALJIT SINGH	7100-000	75,000.00	75,000.00	75,000.00	6,599.28
	ENTRUST GROUP FBO					
000007	JASON DEPEW	7100-000	25,000.00	25,000.00	25,000.00	2,199.76
	JASVINDER SINGH	7100-000	75,000.00	75,000.00	75,000.00	6,599.28
000008	SK-KS PROPERTIES, LLC	7100-000	25,000.00	25,000.00	25,000.00	2,199.76

CLAIM NO.	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED (from Form 6F)	CLAIMS ASSERTED (from Proofs of Claim)	CLAIMS ALLOWED	CLAIMS PAID
	SUNWEST TRUST CUSTODIAN FBO					
000010	KIMBERL	7100-000	136,500.00	15,000.00	15,000.00	1,319.85
	SUNWEST TRUST CUSTODIAN FBO SILAS K	7100-000	15,000.00	136,500.00	136,500.00	12,010.68
<b>TOTAL GENERAL UNSECURED CLAIMS</b>			<b>\$ 351,500.00</b>	<b>\$ 351,500.00</b>	<b>\$ 351,500.00</b>	<b>\$ 30,928.61</b>

**FORM 1**  
**INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT**  
**ASSET CASES**

Page: 1  
**Exhibit 8**

Case No: 19-13773 MB Judge: Honorable Marc Barreca  
Case Name: LS VILLAGE TOWNHOUSES LLC  
For Period Ending: 07/19/21

Trustee Name: MICHAEL P. KLEIN  
Date Filed (f) or Converted (c): 10/15/19 (f)  
341(a) Meeting Date: 02/18/20  
Claims Bar Date: 06/23/20

1	2	3	4	5	6
Asset Description (Scheduled and Unscheduled (u) Property)	Petition/ Unscheduled Values	Estimated Net Value (Value Determined by Trustee, Less Liens, Exemptions, and Other Costs)	Property Formally Abandoned OA=554(a) Abandon	Sale/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets
1. Parcel #00562200000904	348,600.00	7,640.00		13,730.00	FA
2. Parcel 00562200000901	287,700.00	193,167.00		347,355.00	FA
3. Parcel #00562200000906	285,800.00	285,800.00		513,915.00	FA
<b>TOTALS (Excluding Unknown Values)</b>	<b>\$922,100.00</b>	<b>\$486,607.00</b>		<b>\$875,000.00</b>	<b>\$0.00</b>
					<b>Gross Value of Remaining Assets (Total Dollar Amount in Column 6)</b>

Major activities affecting case closing which are not reflected above, and matters pending, date of hearing or sale, and other action:

Completion of TFR and TDR

Initial Projected Date of Final Report (TFR): 03/30/21

Current Projected Date of Final Report (TFR): 11/10/20

**FORM 2**  
**ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD**

Page: 1  
**Exhibit 9**

Case No: 19-13773 -MB  
Case Name: LS VILLAGE TOWNHOUSES LLC  
  
Taxpayer ID No: \*\*\*\*\*3914  
For Period Ending: 07/19/21

Trustee Name: MICHAEL P. KLEIN  
Bank Name: Axos Bank  
Account Number / CD #: \*\*\*\*\*0368 Checking Account

Blanket Bond (per case limit): \$ 51,601,059.00  
Separate Bond (if applicable):

1	2	3	4	5	6	7	
Transaction Date	Check or Reference	Paid To / Received From	Description Of Transaction	Uniform Tran. Code	Deposits (\$)	Disbursements (\$)	Account / CD Balance (\$)
09/23/20	* NOTE *	P.S. WANDA REIF NUXOLL Excrow Trust Account P.O. Box 2406 Issaquah, WA 98027  * NOTE * WANDA REIF NUXOLL, P.S.  SNOHOMISH COUNTY  CLOSING COSTS  TITLE INSURANCE  RE/MAX AND REAL PROPERTY ASSOCIATES  SNOHOMISH COUNTY  EASTSIDE FUNDING  EASTSIDE FUNDING  LIENABLE UTILITIES  BERESFOR BOOTH PLLC	BALANCE FORWARD  Real Estate Sale  Memo Amount: 875,000.00  * NOTE * Properties 1, 2, 3  Real Estate Taxes Memo Amount: ( 26,111.30 ) Closing Costs Memo Amount: ( 1,700.00 ) Insurance Premium Memo Amount: ( 1,954.44 ) Commission Memo Amount: ( 52,500.00 ) Excise Tax Memo Amount: ( 14,680.00 ) 1rst Lien Memo Amount: ( 514,510.06 ) 2nd Lien Memo Amount: ( 154,913.60 ) Utilities Memo Amount: ( 724.21 ) Judicial Lien Chapter 7 Compensation/Fees	1110-000  4700-000  2500-000  2500-000  3510-000  2820-000  4110-000  4110-000  4120-000  4120-000  2100-000	78,007.51		0.00  78,007.51
01/08/21	000401	MICHAEL P. KLEIN 330 Madison Ave S, Suite 110 Bainbridge Island, WA 98110				47,000.00	31,007.51

Page Subtotals

78,007.51

47,000.00

Ver: 22.03d

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Taxpayer ID No: \*\*\*\*\*3914

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Separate Bond (if applicable):

1	2	3	4	5	6	7	
Transaction Date	Check or Reference	Paid To / Received From	Description Of Transaction	Uniform Tran. Code	Deposits (\$)	Disbursements (\$)	Account / CD Balance (\$)
01/08/21	000402	MICHAEL P. KLEIN 330 Madison Ave S, Suite 110 Bainbridge Island, WA 98110	Chapter 7 Expenses	2200-000		78.90	30,928.61
01/08/21	000403	Jasvinder Singh c/o Frank S. Homsher Law Office of Frank S. Homsher 510 Bell Street Edmonds, WA 98020 P: (425) 320-9628	Claim 000005, Payment 8.79904%	7100-000		6,599.28	24,329.33
01/08/21	000404	Baljit Singh c/o Law Office of Frank S. Homsher 510 Bell Street Edmonds, WA 98020	Claim 000006, Payment 8.79904%	7100-000		6,599.28	17,730.05
*	000405	Entrust Group FBO Jason Depew c/o Law Office of Frank S. Homsher 510 Bell Street Edmonds, WA 98020	Claim 000007, Payment 8.79904%	7100-004		2,199.76	15,530.29
01/08/21	000406	SK-KS Properties, LLC c/o Frank S. Homsher Law Office of Frank S. Homsher 510 Bell Street Edmonds, WA 98020 P: (425) 320-9628	Claim 000008, Payment 8.79904%	7100-000		2,199.76	13,330.53
01/08/21	000407	Sunwest Trust Custodian FBO Silas Keith Shaw Accou c/o Law Office of Frank S. Homsher 510 Bell Street Edmonds, WA 98020	Claim 000009, Payment 8.79903%	7100-000		12,010.68	1,319.85
01/08/21	000408	Sunwest Trust Custodian FBO Kimberly S. Shaw Accou	Claim 000010, Payment 8.79900%	7100-000		1,319.85	0.00

Page Subtotals

0.00

31,007.51

Ver: 22.03d

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Account Number / CD #: \*\*\*\*\*0368 Checking Account

Blanket Bond (per case limit): \$ 51,601,059.00  
Separate Bond (if applicable):

1	2	3	4	5	6	7	
Transaction Date	Check or Reference	Paid To / Received From	Description Of Transaction	Uniform Tran. Code	Deposits (\$)	Disbursements (\$)	Account / CD Balance (\$)
*	03/08/21	000405 c/o Law Office of Frank S. Homsher 510 Bell Street Edmonds, WA 98020  Entrust Group FBO Jason Depew c/o Law Office of Frank S. Homsher 510 Bell Street Edmonds, WA 98020	Stop Payment Reversal STOP PAYMENT	7100-004		-2,199.76	2,199.76
	04/12/21	000409 Entrust Group FBO Jason Depew c/o Law Office of Frank S. Homsher 510 Bell Street Edmonds, WA 98020	Replacement check	7100-000		2,199.76	0.00

Memo Allocation Receipts: 875,000.00  
Memo Allocation Disbursements: 796,992.49

COLUMN TOTALS 78,007.51 78,007.51 0.00

Less: Bank Transfers/CD's 0.00 0.00

Subtotal 78,007.51 78,007.51

Less: Payments to Debtors 0.00

Net 78,007.51 78,007.51

NET

ACCOUNT

Total Allocation Receipts: 875,000.00  
Total Allocation Disbursements: 796,992.49

BALANCE

TOTAL - ALL ACCOUNTS 78,007.51 78,007.51

Checking Account - \*\*\*\*\*0368 78,007.51 78,007.51

0.00

Total Memo Allocation Net: 78,007.51

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78,007.51 78,007.51 0.00

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78,007.51 78,007.51 0.00

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(Excludes Account 78,007.51 78,007.51 0.00

Transfers) (Excludes Payments 78,007.51 78,007.51 0.00

To Debtors) Total Funds

On Hand

Page Subtotals 0.00 0.00

Ver: 22.03d

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**ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD**

Page: 4  
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Page Subtotals 0.00 0.00

Ver: 22.03d